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**NEW MARK COMMONS HOMES ASSOCIATION**

**2021 ANNUAL MEETING**

**Monday, March 8, 2021**

**Held Virtually Via WebEx at 7:30 p.m.**

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Minutes Taken by Shireen Ambush

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**Attendees**

**Board Members:** Alex Belida, Kathleen Moran, Karin Boychyn, Debbie Mesmer, Ron Tipton, Sam Scheib

**Abaris Community Management:** Shireen Ambush and Kaitlyn Ambush

**Homeowners:** Alan Tolteron, Lisa Halvorson, Ellen Stein, Joe Jordan, Matt Hagner, Timothy Petros, Lori Nicely, Arthur Katz, JP Muller, owner of 220 NME, owner of 14 Bentana Way, Sally Guardia, Marc Friedman, Debbie Nathanson, Raj and Madeline Gupta, Cheryl Kagan, Melanie Houston, Owner of 10 Radburn Court, owner of 2 Cumbernauld Court, Owner of 2 Lakeside Overlook, Sandy Crowe, Jonathan Ferguson, Chris Durso, Eric Bavanoich, Michal Komlosh, Ellen Ferguson, owner of 882 NME, Nancy Wood, Jim Rudert

**1. Call to Order**

Kathleen Moran called the meeting to order at 7:10 p.m.

- A. **Proof of notice of meeting:** Shireen Ambush attested that all homeowners were sent notice of the Annual meeting on January 14, 2021 and on February 16, 2021.
- B. **Proof of quorum:** Shireen Ambush attested that the 25% quorum requirement has been met.
- C. **Minutes of 2020 Annual Meeting:** Alex Belida moved to accept the 2020 Annual meeting minutes; seconded by Karin Boychyn and carried unanimously by voice acclamation.

**2. Reports from the Board**

- A. **Presidents Report – Kathleen Moran’s President’s Report is an attachment to the minutes.**
- B. **Treasurer’s Report – Karin Boychyn’s Treasurer’s Report is an attachment to the minutes.**
- C. **Committee Reports**
  1. **Architectural Control Committee (ACC) - John Hansman, ACC Chairman’s report is an attachment to the minutes.**

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2. **Communications Committee (CC) – Pat Reber’s report is an attachment to the minutes.**
3. **Governance Committee – Raj Gupta’s report is an attachment to the minutes.**
4. **Landscape Committee (LC) – JP Muller’s commented that the Committee meets on the 3<sup>rd</sup> Thursday at 7 pm. Community clean-up is tentatively scheduled for May 1<sup>st</sup> and we are encouraging as much participation as possible.**
5. **Lake Sub-Committee – Lori Nicely’s report is an attachment to the minutes.**
6. **Pool Committee – Nancy Wood’s report is an attachment to the minutes.**
7. **Welcome/Social Committee – Madeline Gupta’s report is an attachment to the minutes.**

### 3. Election

Shireen Ambush announced that there will be an election this year to elect five (5) members to the Board of Directors of the Association. She called for 2 volunteers to serve as inspectors of the election. Kathleen Moran volunteered and stated Bob Astrove has also volunteered but was not able to attend the annual meeting. Alan Tolteron volunteered. Kathleen agreed to step out and allow the other 2 homeowners to serve as the inspectors of the election and perform the final vote count. A total of 3 candidates have stepped forward to run for election by the nomination deadline who are Alex Belida, Lisa Halvorson and Sam Scheib. The candidates all spoke at the Candidate Forum held during the last Board meeting.

#### **Nominations from the Floor**

At this time, the floor was open for any nominations. Joe Jordan nominated himself from the floor. He stated that he has lived in NMC for 34 years and currently serves on the Governance and Pool Committees. He wants to get back on the Board seeing that only 3 candidates were running for 5 positions.

Tim Petros nominated himself from the floor.

Sam Scheib nominated Miki Komlosh but she declined the nomination.

In accordance with past practice, the candidates receiving the highest number of votes will be elected to fill the longest terms. There will be two 3-year terms, one 2-year term and two 1-year terms filled. The candidate receiving the fourth and fifth highest number of votes will be elected to the two terms that expire at the 2022 Annual Meeting. As of the nomination deadline, three nomination applications have been received from Alex Belida, Sam Scheib and Lisa Halvorson. Ballots will be counted on Friday, March 12.

### 5. Open Forum

- A. **Pat Reber:** Confirmed that Alex Belida is the Board liaison to the Communications Committee. Cheryl Kagan thanked Pat Reber for the newsletter article about the mailman and she is hoping to do something for him at the Senate level.
- B. **Arthur Katz:** Commented on the widening of I-270. The state is awarding a contract for the design of the construction. Cheryl Kagan commented that she is the

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Senator who represents Rockville and Gaithersburg and legislation is being proposed this year to slow down or reconfigure this project.

**6. Election of Results**

Ballots were counted and the following election results were announced after the 3-day waiting period:

Alex Belida and Lisa Halvorson – elected for 3-year terms

Sam Scheib – elected for a 2-year term

Joe Jordan and Tim Petros – elected for a 1-year term

**8. Old/New Business:** Kathleen Moran thanked Ron Tipton and Debbie Mesmer who are leaving the Board for their service and she thanked everyone for participating in this year’s virtual Annual meeting.

**9. Adjournment:** Alex Belida moved to adjourn; seconded by Sam Scheib; carried unanimously by voice acclamation. Meeting adjourned at 8:19 p.m.